

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 662 McCALDON WAY No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. (MOTHER) 2943-052-00-077 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1890
 Subdivision FORREST GLEN Sq. Ft. of Lot / Parcel 6970
 Filing 1 Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3430

OWNER INFORMATION:

Name MAX SNEDDON
 Address 895 24 1/2 RD
 City / State / Zip G.J CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name MAX SNEDDON (SNEDDON CONST INC)
 Address 2452 HOME LANCH CT.
 City / State / Zip G.J CO 81505
 Telephone 970-201-9098

*TYPE OF HOME PROPOSED: RANCH 20' MAXIMUM HEIGHT
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: FLATWORK SHOWN ON FOUNDATION PLAN

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "D" Driveway Location Approval [Signature]
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-1-04
 Department Approval [Signature] Date 8/23/04

Additional water (and/or sewer tap fee(s)) are required: YES NO W/O No. PA CGV
 Utility Accounting [Signature] Date 8/23/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

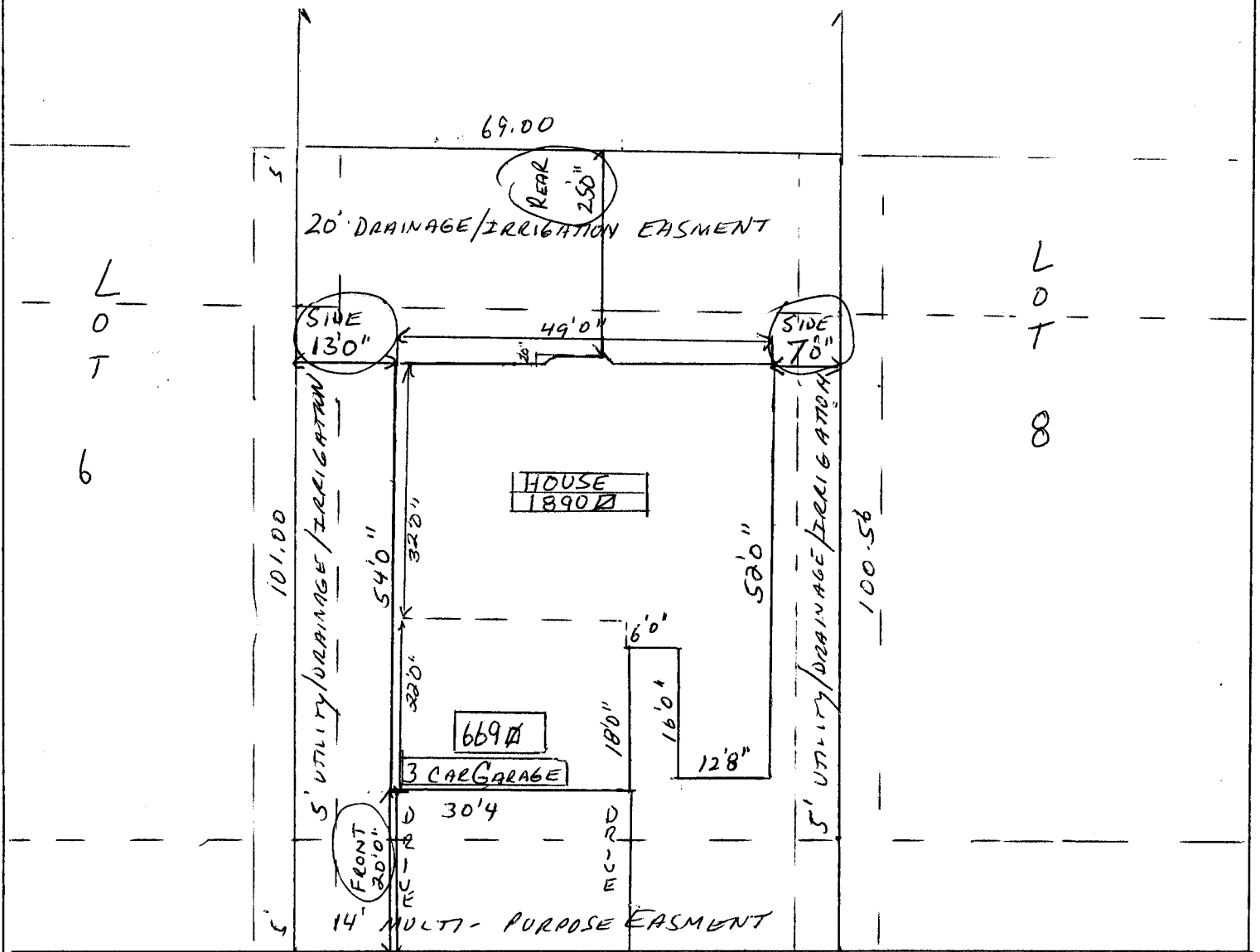
.667 McCALDON Way - LOT 7 - FORREST GLEN SUBDIVISION

COVERED AREA OF LOT / STRUCTURES & IMPROVEMENTS

HOUSE/GARAGE	- 2559 sq ft
DRIVEWAY	- 600 sq ft
FRONT ENTRY/SIDEWALKS	- 171 sq ft
REAR PATIO	- 100 sq ft

TOTAL: 3430 sq ft

ACCEPTED *W/Steve Mazon* 8/23/04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVE OK *SH of lot*

← McCALDON Way →